

ENCLAVE AT BAY COLONY  
PLAT RECORD 18  
MAP NO. 1254  
G.C.M.R.

METES AND BOUNDS DESCRIPTION  
FOR A 13.067 ACRE TRACT OF LAND  
OUT OF THE PERRY AND AUSTIN UPPER LEAGUE, ABSTRACT 19  
GALVESTON COUNTY, TEXAS

Being a 13.067 acre tract of land out of the Perry and Austin Upper League, Abstract 19, Galveston County, Texas, and being out of and a portion of a called 80.9173 acre tract of land as described in a deed to Nuway Development Company by Special Warranty Deed with Vendors Lien in Film Code Number 011-94-0284 of the Official Public Records of Real Property, Galveston County, Texas, and being a portion of a called 228.7475 acre tract as described in a deed to Nuway Development Company by deed in Film Code Number 010-08-2148 of the Official Public Records of Real Property, Galveston County, Texas and being a portion of Reserve "P" Bay Colony Athletic Center as recorded under Plat Record 16 Map Numbers 86, 87 and 88 and being all of Bay Colony Athletic Center as recorded under Plat number 18 Map number 1255; said 13.067 acre tract of land being more particularly described by metes and bounds as follows with all bearings being referenced to the North line of the Meadows in Bay Colony, Section One as recorded in Plat Record 18, Map Numbers 1070 and 1071 of the Galveston County Map Records;

BEGINNING at a 1/2-inch iron rod found, in the transitional right-of-way line of Cross Colony Drive (Variable Width) and the East right-of-way line of F.M. 646 (120-foot wide right-of-way), as recorded in Volume 3011, Page 552, of the Galveston County Deed Records, Galveston County, Texas;

THENCE along the arc of a curve to the right being in the South right-of-way line of said Cross Colony Drive, having a radius of 25.00 feet, a central angle of 90° 00' 00", an arc length of 39.27 feet, and a long chord which bears North 43° 25' 32" East, 35.35 feet, to a 3/4-inch iron rod found for corner in the South right-of-way line of Cross Colony Drive;

THENCE along said South right-of-way line of Cross Colony Drive, the following calls:

- North 88° 25' 32" East, 100.00 feet, to a 3/4-inch iron rod found for corner and the beginning of a 750.00 foot radius, curve to the left;
- Along the arc of said 750.00 foot radius, curve to the left, having a central angle of 08° 06' 35", an arc length of 106.15 feet, and a long chord which bears North 84° 22' 14" East, 106.07 feet, to a 1/2-inch iron rod found, at the beginning of a 750.00 foot radius, curve to the right;
- Along the arc of said 750.00 foot radius, curve to the right having a central angle of 08° 06' 35", an arc length of 106.15 feet, and a long chord which bears North 84° 22' 14" East, 106.07 feet, to a 3/4-inch iron rod found;
- North 88° 25' 32" East, 8.26 feet, to a 1/2-inch iron rod found for the Northeast corner of herein described tract and the Northwest corner of said Meadows in Bay Colony, Section One;

THENCE along the West lines of said Meadows in Bay Colony, Section One the following calls:

- South 01° 34' 26" East, 133.00 feet, to a 1/2-inch iron rod found;
- South 03° 01' 30" East, 122.00 feet, to a 3/4-inch iron rod found;
- South 05° 31' 18" East, 83.00 feet, to a 1/2-inch iron rod found;
- South 09° 37' 48" East, 96.00 feet, to a 1/2-inch iron rod found;
- South 13° 22' 51" East, 120.00 feet, to a 1/2-inch iron rod found;
- South 17° 32' 56" East, 120.00 feet, to a 3/4-inch iron rod with cap stamped "Dannenbaum Engineering" set;
- South 20° 48' 46" East, 67.95 feet, to a 3/4-inch iron rod with cap stamped "Dannenbaum Engineering" set, for corner and the beginning of a 720.00 foot radius, non-tangent curve to the left;

THENCE along the arc of said 720.00 foot radius, non-tangent curve to the left, having a central angle of 04° 16' 35", an arc length of 53.74 feet, and a long chord which bears North 69° 02' 03" East, 53.73 feet, to a 3/4-inch iron rod found;

THENCE North 66° 53' 46" East, 41.97 feet, to a 3/4-inch iron rod found for corner and the beginning of a 25.00 foot radius, curve to the left;

THENCE along the arc of said 25.00 foot radius, curve to the left, having a central angle of 37° 58' 23", an arc length of 38.39 feet, and a long chord which bears North 22° 54' 34" East, 34.72 feet, to a 3/4-inch iron rod found, on the southwestern right-of-way line of Meadows Bay Drive (60' Right-of-way) and the beginning of a 1530.00 foot radius, non-tangent curve to the left;

THENCE along the arc of said 1530.00 foot radius, curve to the left, with said right-of-way line, having a central angle of 03° 09' 41", an arc length of 84.42 feet, and a long chord which bears South 22° 39' 28" East, 84.41 feet, to a 3/4-inch iron rod found for corner;

THENCE South 24° 14' 18" East, 24.22 feet, with said right-of-way line, to a 3/4-inch iron rod found at the beginning of a 25.00 foot radius, non-tangent curve to the left;

THENCE along the arc of said 25.00 foot radius, non-tangent curve to the left, having a central angle of 88° 51' 56", an arc length of 38.77 feet, and a long chord which bears North 68° 40' 16" West, 35.00 feet, to a 3/4-inch iron rod found;

THENCE South 55° 53' 46" West, 41.78 feet, to a 3/4-inch iron rod found, at the beginning of a 780.00 foot radius, curve to the right;

THENCE along the arc of said 780.00 foot radius, curve to the right, having a central angle of 03° 57' 09", an arc length of 53.81 feet, and a long chord which bears South 68° 52' 20" West, 53.80 feet, to a 3/4-inch iron rod found;

THENCE continuing along the West lines of said Meadows in Bay Colony, Section One, the following calls:

- South 24° 09' 21" East, 187.06 feet, to a 1/2-inch iron rod found;
- South 20° 50' 03" East, 61.00 feet, to a 3/4-inch iron rod found;
- South 16° 51' 42" East, 61.00 feet, to a 3/4-inch iron rod found;
- South 12° 53' 22" East, 61.00 feet, to a 3/4-inch iron rod found;
- South 07° 58' 05" East, 135.00 feet, to a 3/4-inch iron rod found in the north right-of-way line of Bay Colony Elementary Drive (60' wide right-of-way);

THENCE South 88° 26' 02" West, of 580.72 feet, along the north right-of-way line of said Bay Colony Elementary Drive to a 3/4-inch iron rod found, at the beginning of a 25.00 foot radius, curve to the right;

THENCE along the arc of said 25.00 foot radius, curve to the right, being in the transitional right-of-way line of said Bay Colony Elementary Drive with the East right-of-way line of said F.M. 646, having a central angle of 89° 59' 54", an arc length of 39.27 feet, and a long chord which bears North 48° 33' 59" West, 35.35 feet, to a 3/4-inch iron rod found for corner in the South right-of-way line of Cross Colony Drive;

THENCE North 01° 34' 04" West, 1203.71 feet, to the POINT OF BEGINNING and containing 13.067 acres of land, more or less.

STATE OF TEXAS  
COUNTY OF GALVESTON

WE, Nuway Corp., Bay Colony Athletic Center, LLC, and International Bank of Commerce, owners of the 13.067 acre tract described in the above and foregoing map of 646 Commercial, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations of said plats or plot and hereby dedicate to the use of the public forever, all streets, easements, and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so described.

FURTHER, we do hereby dedicate for public utility purposes an unabstracted aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways and walkways crossing such drainage facilities.

FURTHER, we do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving League City, Texas, Galveston County or any other governmental agency the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly in the easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, Nuway Corp. has caused these presents to be signed by Tyler Todd, President, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

NUWAY CORP.

By: \_\_\_\_\_  
Tyler Todd  
President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Tyler Todd, President, Nuway Corp., respectively known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

Notary Public in and for \_\_\_\_\_  
County, Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, Bay Colony Athletic Center, LLC has caused these presents to be signed by Michael P. Ross, President, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

BAY COLONY ATHLETIC CENTER, LLC

By: \_\_\_\_\_  
Michael P. Ross  
President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Michael P. Ross, President, Bay Colony Athletic Center, LLC, respectively known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

Notary Public in and for \_\_\_\_\_  
County, Texas  
My Commission Expires: \_\_\_\_\_

IN TESTIMONY WHEREOF, International Bank of Commerce has caused these presents to be signed by Jay Rodgers, President, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

INTERNATIONAL BANK OF COMMERCE

By: \_\_\_\_\_  
Jay Rodgers  
President

STATE OF TEXAS  
COUNTY OF HARRIS

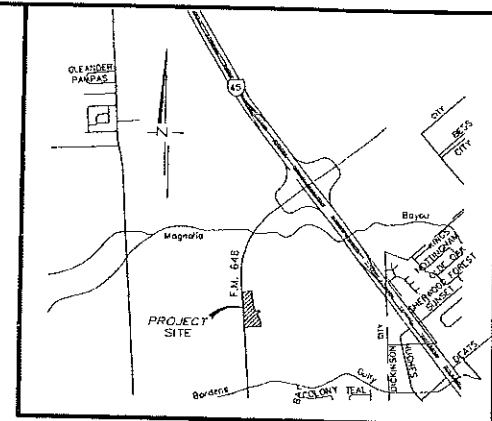
BEFORE ME, the undersigned authority, on this day personally appeared Jay Rodgers, President, International Bank of Commerce, respectively known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

Notary Public in and for \_\_\_\_\_  
County, Texas  
My Commission Expires: \_\_\_\_\_

I, Gary W. Carille, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other reference points have been marked with iron rods (or other suitable permanent material) having an outside diameter of not less than three quarters of an inch (3/4") and a length of not less than three (3) feet.

Gary W. Carille  
Registered Professional Land Surveyor  
Texas Registration No. 4917



Vicinity Map  
NTS

This is to certify that the City Planning and Zoning Commission of the City of League City, Texas, has approved this plat and subdivision of 646 Commercial, in conformance with the laws of the State of Texas and the ordinances of the City of League City as shown thereon and authorized the recording of this plat this \_\_\_\_\_ day of \_\_\_\_\_ 2004.

By: \_\_\_\_\_  
Mary Chambers, AICP  
City Planner

I, Mary Ann Daigle, County Clerk, Galveston County, Texas do hereby certify that the written instrument was filed for record in my office on \_\_\_\_\_ 2004 at \_\_\_\_\_ o'clock \_\_\_\_\_ a.m. in plat record \_\_\_\_\_ map number \_\_\_\_\_ Galveston County Map Records.

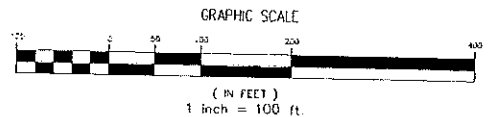
WITNESS, my hand and seal of office, at Galveston, Texas the day and date last above written.

Mary Ann Daigle, County Clerk  
Galveston County, Texas

By: \_\_\_\_\_  
Deputy

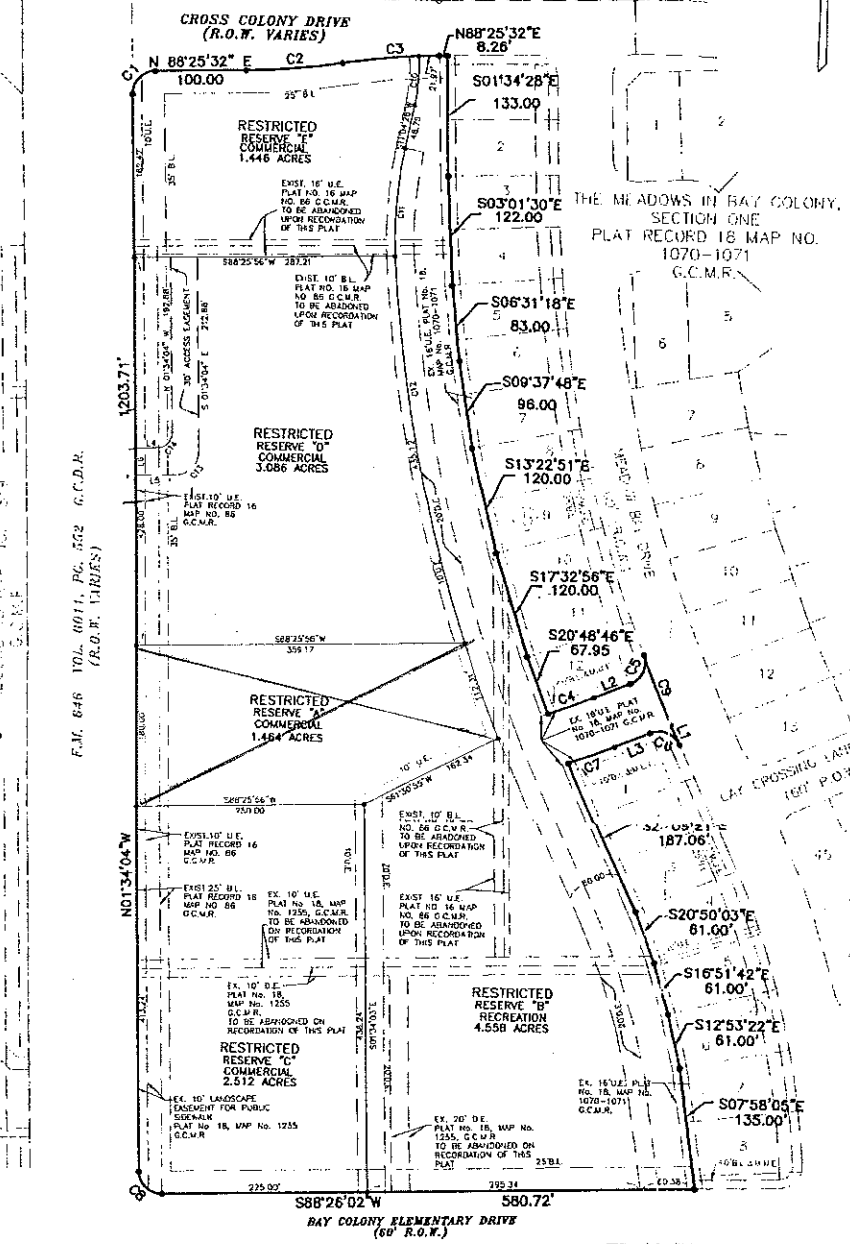
GENERAL NOTES:

1. "B.L." indicates building line.
2. "U.E." indicates utility easement.
3. "W.L.E." indicates water line easement.
4. "M.U.E." indicates municipal utility easement.
5. "S.W.R. ESMT." indicates storm sewer easement.
6. "D.E." indicates drainage easement.
7. "S.L.E." indicates street light easement.
8. "D.E." indicates drainage easement.
9. All building line transitions are at 45 degree angles to the straight side of the line where the transition occurs.
10. All easements on lot lines are centered unless otherwise shown.
11. All street intersection right-of-way cut-backs are 10 feet unless otherwise noted.
12. All streets will be paved with concrete and curb and gutter streets with storm sewers.
13. This plat lies within the Dickinson Independent School District.
14. All lots contain no less than 7000 square feet.
15. One foot reserve dedicated to the public in a fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto revert to and re-vest in the dedicant, his heirs, assigns or successors).
16. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 48548B 0030 E, for Galveston County, Texas, and Incorporated Areas, dated September 22, 1999, which covers the subject property, no portion of the tract of land shown hereon lies within the 100-year flood plain.
17. This subdivision lies wholly within the corporate limits of the City of League City.
18. No additional easements are required for this subdivision other than those depicted on this plat.



**646 COMMERCIAL**  
BEING 13.067 ACRES OF LAND  
CONTAINING  
1 BLOCK - 5 RESERVES  
BEING A PORTION OF  
UNRESTRICTED RESERVE "P"  
BAY COLONY COMMERCIAL RESERVES, SECTION TWO  
RECORDED IN PLAT RECORD 16, MAP 86, G.C.M.R.  
AND A PORTION OF  
BAY COLONY ATHLETIC CENTER  
RECORDED IN PLAT RECORD 18, MAP 1255, G.C.M.R.  
OUT OF THE  
PERRY AND AUSTIN UPPER LEAGUE, A-19  
CITY OF LEAGUE CITY,  
GALVESTON COUNTY, TEXAS

**DANNENBAUM**  
ENGINEERING CORPORATION  
3100 WEST ALABAMA, HOUSTON, TEXAS 77068 (713) 520-9570



228.7475 ACRES  
NUWAY DEVELOPMENT  
COMPANY  
G.C.M.R. NO. 010-08-2148

LINE	LENGTH	BEARING
L1	24.22	S74°14'47"E
L2	41.97	N68°53'46"E
L3	41.78	S66°53'46"W
L4	25.00	N88°24'56"E
L5	45.00	N88°24'56"E
L6	30.00	N01°34'04"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	90°00'00"	25.00	35.35	S43°25'32"W
C2	106.15	750.00	8°06'35"	53.17	106.07	N84°22'14"E
C3	114.42	760.24	8°37'23"	57.32	114.31	S84°30'48"W
C4	53.74	720.00	4°16'35"	26.68	53.73	N69°02'03"E
C5	38.39	25.00	37°58'23"	24.13	34.72	N22°54'34"E
C6	38.77	25.00	88°51'56"	26.02	53.80	S68°52'20"W
C7	53.81	780.00	3°57'09"	25.00	53.35	S22°39'28"E
C8	39.27	25.00	89°59'54"	25.00	35.35	S43°25'32"W
C9	84.42	1530.00	0°30'41"	42.22	84.41	N46°34'01"W
C10	54.83	205.00	15°18'22"	27.58	54.67	N03°24'25"E
C11	121.05	500.00	13°52'18"	60.82	120.76	S04°08'19"W
C12	547.43	1757.00	17°51'08"	275.65	545.22	S12°56'34"E
C13	39.27	25.00	90°00'00"	25.00	35.35	S43°25'32"W
C14	23.56	15.00	90°00'00"	15.00	21.21	S43°25'32"W